Item#132

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Late Backup	Board/Commission Acwith regar	ction on Proposed Affordard to Central Business Dis	Board/Commission Action on Proposed Affordable Housing Incentive Task Force Ordinance with regard to Central Business District/Downtown Mixed Use Areas	k Force Ordinance Areas	
Proposed Ordinance	Community Development Commission 1/08/08	Planning Commission 1/15/08	Design Commission 12/19/07 and 1/28/08	Affordable Housing Incentives Task Force	Downtown 1/30/08
Participation in the Density Bonus Program: Current draft ordinance does not include Great Streets or compliance with Downtown Design Guidelines	cr.		In order to participate in the Interim Density Bonus Program, an applicant would need to provide the baseline of Great Streets and substantial compliance with the Design Guidelines. This substantial compliance would be reviewed by the Design Commission with reasonableness in circumstances applied to each individual project.	Support Design Commission Recommendations	Support Design Commission Recommendations
Fee-in-lieu: Current draft ordinance applies to development that contains all or a portion of residential uses in the building \$10 sq ft of gross floor area that exceeds FAR	Include a per square foot fee of \$10 for commercial development or as determined by a commercial mitigation nexus study	Examine recent data of Downtown Plan to verify or change fee-in-lieu value, Consider indexing the fee to a cost of living indicator, Report fee value to Council annually, Bring about congruence with Downtown Plan, Design Commission Density Bonus, VMU and the AHITF recommendations to ensure initiatives do not conflict	Apply to all development including 100% commercial. All new residential and mixed-use projects requesting an increase in the floor to area ratio (FAR.) limitation may opt to pay \$10 for each square foot of gross floor area that exceeds the FAR. Commercial-only buildings must pay the fee Fee-in-lieu should be indexed to a cost of living indicator and the fee-in-lieu-of value reported annually to City Council.	Support Design Commission Recommendations	Support Design Commission Recommendations

Other	laivers: Current draft nce states "waive all City pment fees and expedite the sing of an application for site pproval "	Funding: Proposed fee for exceeding FAR or to access fee waivers and expedited review is paid into the Housing Assistance Fund for the financing or production of affordable units within a 2 mile radius of downtown	Proposed Ordinance
	Fee waivers were individually negotiated and should be individually enumerated in the ordinance		Community Development Commission 1/08/08
			Planning Commission 1/15/08
Late-I	Waive all development, impact and capital recovery fees and exactions, except Parkland Dedication Fees Fees waived would not be more than the fee-in-lieu paid Fast track all City processes	If all development pays the fee 100% of fees collected from a solely residential development will be deposited in the Housing Assistance Fund and be used for the creation and retention of affordable housing Fees from commercial and mixed-use properties shall be split with 50% Recommendations to the Housing Assistance Fund and 50% to a new Community Benefits Fund, which would support other community needs such as child and elder care, cultural facilities, public art, including homelessness, etc.	Design Commission 12/19/07 and 1/28/08
Late-Backup	Waive all development, impact and capital recovery fees and exactions, including Parkland Dedication Fees and list them in the ordinance Fees waived would not be more than the fee-in-lieu paid Fast Track all City processes	Support Design Commission Recommendations	Affordable Housing Incentives Task Force 1/18/08
Council must commit to revisit the interim ordinance upon the completion of the Downtown Plan. Interim will expire on 9/1/09.	Waive all development, impact and capital recovery fees and exactions, including Parkland Dedication Fees and list them in the ordinance Fees waived would not be more than the fee-in-lieu paid Fast Track all City processes if City does not meet its obligations (expedited review, fee waivers), then applicant receives all benefits without providing units on-site or paying fees in lieu of.	Support Design Commission Recommendations	Downtown 1/30/08